

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 20 July 2026

DRB Members:

Cheryl LaFlamme
Chrystal Holt
Diane Abate
John Gannon

Others Present:

Jason Dubac
Steph Moffo
Gretchen Havreluk
Tom Fox (owner, application #2026-059)
Danielle Dunn (agent, application #2026-059)
Vincent Yeo (contractor, application #2026-059)
Ed Metcalfe
Gus Metcalf (applicant, application #2026-036)

Present Via ZOOM:

Bryan Dunn (agent, application #2026-059)
Chris Mays (press)
Heather Dufficy
Jenevieve Penk

General Business:

**** Meeting start was delayed due to technical issues with Zoom and the speakers in the meeting room.**

1. The meeting was called to order at 5:13pm by Cheryl LaFlamme.

2. Additions to the Agenda-None.

3. Visitors or Public Comments regarding Zoning Matters- None.

4. Approval of the Minutes from 6 July 2026 WITH EDITS*, motion by John Gannon, second by Diane Abate, motion passes unanimously (John, Diane, Cheryl, Chrystal).

*July 6 meeting minutes to be updated to indicate "Carol Bois (agent, **Group of 20 or more**, application #2025-138)" to replace the incorrect "Carol Bois (agent, **Group of 10 or more**, application #2025-138)".

5. Open Hearing on Application #2026-036 at 5:14pm.

Property Address: 179 Route 9 West

Owner Augustus Metcalfe, 179 Route 9 West, Wilmington VT 05363

Proposal: Conditional Change of Use in the Commercial/Residential Zoning District and Flood Hazard Zone Overlay to expand the existing RV campground use to allow tent and car camper camping and to increase the duration of the campground season to operate from April through November.

Applicable Code Sections:

Article II – Section 221, 222, 224, 226, 271, 272

Article IV – Section 440, 450 E

Article VI – Section 603, 604 C, 606 (8 and 9)

Article VII – Section 705, 710, 720, 721, 722, 730 A, B, C, D 8, H, L 732 F

Article VIII – Section 801, 802, 803, 830, 831, 833, 842, 843, 844, 850, 870, 871, 873

6. Meeting continued as follows:

- Administered oath to Applicant(s): Augustus “Gus” Metcalfe
- Administered oath to Abutter(s): None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinances.

7. Close Hearing on Application #2026-036 at 5:53pm.

8. Open Hearing on Application #2026-059 at 5:54pm.

Property Address: 117 West Main Street

Owner: Tom Fox, PO Box 64, Halifax VT 05358

Agents: Bryan and Danielle Dunn

Proposal: Demolish the existing principal structure and construct a self-service car wash with a one-bedroom apartment on the second floor in the Village Zoning District.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 228, 271, 272

Article IV – Section 440, 450 B

Article VII – Section 710, 720, 721, 722, 730 A, B, C, D, F, G, H

9. Meeting continued as follows:

- Administered oath to Applicant/Agent(s): Tom Fox, Danielle Dunn, Vincent Yeo, and Bryan Dunn (via zoom)
- Administered oath to Abutter(s): None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances.

10. Close Hearing on Application #2026-036 at 6:37pm.

11. New or Old Business- None.

12. Meeting adjourned at 6:38pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk